**STATE OF ILLINOIS )**

**) SS**

**COUNTY OF COOK )**

**SECRETARY'S CERTIFICATE**

I, KIMBERLY A. ASBURY, the duly qualified and acting Secretary of the Board of Library Trustees of the River Grove Public Library District, Cook County, Illinois, and the keeper of the records thereof, do hereby certify that attached hereto is a true and correct copy of an Ordinance entitled:

**ORDINANCE NO. 2023-01**

**AN ORDINANCE APPROVING THE SALE OF LIBRARY**

**PROPERTY PURSUANT TO 75 ILCS 16/30-55.32**

**(8500 CENTER STREET, RIVER GROVE, IL) TO**

**DARVY LOPEZ AND NOE LOPEZ, FOR $260,000.00**

adopted at a regular meeting of the said Board of Library Trustees at which a quorum was present held pursuant to the Illinois Open Meetings Act on the 11th day of January, 2023.

**IN WITNESS WHEREOF,** I have hereunto set my hand this 11th day of January, 2023.

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ KIMBERLY A. ASBURY, Secretary

**ORDINANCE NO. 2023-01**

**AN ORDINANCE APPROVING THE SALE OF LIBRARY**

**PROPERTY PURSUANT TO 75 ILCS 16/30-55.32**

**(8500 CENTER STREET, RIVER GROVE, IL) TO**

**DARVY LOPEZ AND NOE LOPEZ, FOR $260,000.00**

**WHEREAS**, the River Grove Public Library District (the “Library”) owns and holds title to vacant real property, commonly known as 8500 Center Street, River Grove, Illinois, and legally described as follows:

LOT 12 IN BLOCK C IN TURNER PARK CITY, BEING A SUBDIVISION OF THAT PART OF LOTS 1 AND 2 IN THE ASSESSOR’S DIVISION OF THE WEST HALF OF FRACTIONAL SECTION 26, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE CENTER LINE OF GRAND AVENUE FORMERLY WHISKEY POINT ROAD AND SOUTH OF THE SOUTH LINE OF RIGHT OF WAY OF THE CHICAGO AND PACIFIC RAILWAY COMPANY, IN COOK COUNTY, ILLINOIS.

PINs: 12-26-104-012-0000, (the “Subject Property”); and

**WHEREAS**,the Board of Library Trustees of the Library (the “Corporate Authorities”) have determined that the Subject Property is no longer necessary, appropriate, required for the use of, profitable to, or in the best interest of, the Library to continue to own; and

**WHEREAS**, pursuant to Section 30-55.32 of the Illinois Public Library District Act, 70 ILCS 16/30-55.32 (the “Act”), the Corporate Authorities authorized the sale of the Subject Property pursuant to the procedures set forth in the Law, by directing the publication of the required notice, allowing for the acceptance of bids, and setting forth the terms to be considered for the sale of the Subject Property to a bidder, in as-is where-is condition, with no representations or warranties whatsoever, by Special Warranty Deed; and

**WHEREAS**, pursuant to the Law, notice has been given of the proposal to sell the Subject Property and bids have been invited for the purchase of the Subject Property, said notice having first been published once in the Elm Leaves, a newspaper published in Cook County, on December 15, 2022, as attested to in the publisher’s certificate attached hereto as **Exhibit A** and made a part hereof (the “Notice”); and

**WHEREAS**, pursuant to the Notice, one (1) bid was received and opened on   
December 29, 2022; and

**WHEREAS**, the following bid for the purchase of the Subject Property has been received:

|  |  |
| --- | --- |
| **BIDDER** (name and address) | **AMOUNT** |
| DARVY LOPEZ and NOE LOPEZ | $260,000.00 |
|  |  |
|  |  |

; and

**WHEREAS**, the Corporate Authorities find and determine that the best interests of the Library and its residents will be served by the acceptance of the bid submitted by Dan Bogojevich (“Transferee”) and the sale of the Subject Property to Transferee for the amount bid of TWO HUNDRED SIXTY THOUSAND DOLLARS ($260,000.00) (“Bid Price”), which amount represents the high bid.

**BE IT ORDAINED** by the Board of Library Trustees of the River Grove Public Library District, Cook County, Illinois, as follows:

**SECTION 1:** The foregoing recitals are incorporated herein as findings of the Corporate Authorities.

**SECTION 2:** The bid of Transferee in the amount of the Bid Price is hereby accepted by the Corporate Authorities for the sale of the Subject Property.

**SECTION 3:** Upon the payment of the Bid Price to the Library, the President is hereby authorized and directed to convey and transfer the Subject Property to Transferee in as-is where-is condition, with no representations or warranties whatsoever, by the delivery to the Transferee of a Special Warranty Deed in substantially the form attached hereto as **Exhibit B** and made a part hereof, and the Library Secretary is hereby authorized to acknowledge and attest such deed.

**SECTION 4:** The Library Board President and the Secretary are hereby authorized, respectively, to execute and attest such other documents as may be necessary to complete the conveyance herein authorized.

**SECTION 5:** This Ordinance shall be in full force and effect from and after its passage, by a vote of a majority of the Corporate Authorities now holding office.

**PASSED** on a roll call vote by a majority of the Corporate Authorities now holding office per 75 ILCS 16/30-55.32 on the 11th day of January, 2023.

AYES: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

NAYS: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

ABSENT: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

President, Board of Library Trustees

River Grove Public Library District

Cook County, Illinois

ATTEST:

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Secretary, Board of Library Trustees

River Grove Public Library District

Cook County, Illinois

**EXHIBIT A**

**PUBLISHER’S CERTIFICATE**

(attached)

**EXHIBIT B**

**SPECIAL WARRANTY DEED**

(attached)

|  |  |
| --- | --- |
| **MAIL TAX BILLS TO:**  \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_  \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_  \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_  **THIS DOCUMENT WAS PREPARED BY:**  E. Kenneth Friker  Klein Thorpe and Jenkins, Ltd.  15010 S. Ravinia, Suite 10  Orland Park, IL 60462  **AFTER RECORDING**  **RETURN TO:**  \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_  \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_  \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ | (The above space for recording purposes) |

THIS DEED IS EXEMPT FROM TAXATION UNDER THE PROVISIONS OF PARAGRAPH (b)  
OF SECTION 31-45 OF THE ILLINOIS REAL ESTATE TRANSFER TAX ACT (35 ILCS 200/31-45) AND

COOK COUNTY REAL PROPERTY TRANSFER TAX ORDINANCE SECTION 74-106(2)

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

DATE GRANTOR/GRANTEE OR REPRESENTATIVE

**SPECIAL WARRANTY DEED**

**THIS SPECIAL WARRANTY DEED** (“Deed”) is made as of the \_\_\_\_\_\_ day of \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, 2023, by the Board of Library Trustees of the River Grove Public Library District, Cook County, Illinois, an Illinois public library district (“Grantor”) to \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ (“Grantee”).

**W I T N E S S E T H:**

That Grantor for and in consideration of the sum of TWO HUNDRED SIXTY THOUSAND DOLLARS ($260,000.00) and other good and valuable consideration in hand paid by Grantee, the receipt and sufficiency of which is hereby acknowledged, by these presents does GRANT, BARGAIN and SELL unto Grantee, all of Grantor’s right, title and interest in and to the real property, situated in the County of Cook and State of Illinois (“Property”), in as-is where-is condition, legally described as follows:

LOT 12 IN BLOCK C IN TURNER PARK CITY, BEING A SUBDIVISION OF THAT PART OF LOTS 1 AND 2 IN THE ASSESSOR’S DIVISION OF THE WEST HALF OF FRACTIONAL SECTION 26, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE CENTER LINE OF GRAND AVENUE FORMERLY WHISKEY POINT ROAD AND SOUTH OF THE SOUTH LINE OF RIGHT OF WAY OF THE CHICAGO AND PACIFIC RAILWAY COMPANY, IN COOK COUNTY, ILLINOIS.

PINs: 12-26-104-012-0000 (the “Subject Property”); and

Commonly Known as Address: 8500 Center Street, River Grove, Illinois 60171

THE ABOVE-DESCRIBED PROPERTY IS NOT HOMESTEAD PROPERTY.

TO HAVE AND TO HOLD the Property, with the rights and appurtenances, unto Grantee and Grantee’s heirs, legal representatives, successors and assigns forever.

The Grantor, for itself, and its successors, does covenant, promise and agree, to and with Grantee, its successors and assigns, that it has not done or suffered to be done, anything whereby the Property granted is, or may be, in any manner encumbered or charged, except as herein recited, and that said Property against all persons lawfully claiming, or to claim the same, by, through and under Grantor, but not otherwise, Grantor will WARRANT AND DEFEND.

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed on the day, month and year first set forth above.

|  |  |
| --- | --- |
| **GRANTOR:**  By:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_  Name: Robert J. Conway  Title: President, Board of Library Trustees  River Grove Public Library District  Cook County, Illinois | **ATTEST:**  \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_  Name: Kimberly A. Asbury  Title: Secretary, Board of Library Trustees  River Grove Public Library District  Cook County, Illinois |

**STATE OF ILLINOIS )**

**) SS**

**COUNTY OF COOK )**

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that Robert J. Conway and Kimberly A. Asbury, President and Secretary, respectively, of the River Grove Public Library District, an Illinois public library district (“Library”), personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such President and Secretary, respectively, appeared before me this day in person and acknowledged they signed and delivered said instrument pursuant to authority given by the Board of Library Trustees of said Library, and as their free and voluntary act, and as the free and voluntary act of said Library, for the uses and purposes therein set forth.

GIVEN UNDER my hand and Notarial Seal

this \_\_\_\_\_\_\_ day of \_\_\_\_\_\_\_\_\_\_\_\_\_, 2023.

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Notary Public:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Commission Expiration:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_